

CITY OF WESTPHALIA, IOWA

HSB 328 & SSB 1227

Estimated ACGFL Tax Rates & Revenues

ADJUSTED CITY GENERAL FUND LEVY RATES & REVENUES					
Fiscal Year	ACGFL Rate	Revenues from Existing Valuation	Revenues from New Construction	Total Revenues	Revenue Growth %
2025-26	\$8.10000	\$22,052	\$0	\$22,052	
2026-27	\$4.78670	\$22,493	\$295	\$22,788	3.3%
2027-28	\$4.84954	\$23,002	\$299	\$23,301	2.2%
2028-29	\$4.70256	\$23,767	\$290	\$24,057	3.2%
2029-30	\$4.75995	\$24,285	\$294	\$24,579	2.2%
2030-31	\$4.61448	\$25,070	\$285	\$25,355	3.2%
2031-32	\$4.66687	\$25,579	\$288	\$25,867	2.0%
2032-33	\$4.52661	\$26,384	\$279	\$26,663	3.1%
2033-34	\$4.57451	\$26,883	\$282	\$27,165	1.9%
2034-35	\$4.43918	\$27,708	\$274	\$27,982	3.0%
2035-36	\$4.48305	\$28,197	\$277	\$28,474	1.8%

TOTAL ASSESSED AND TAXABLE VALUATIONS				
Fiscal Year	Total Assessed Valuation (Including Ag)	Non-TIF Taxable Valuation (Excluding Ag)	TIF Taxable Valuation (Excluding Ag)	Total Taxable Valuation (Excluding Ag)
2025-26	\$5,819,358	\$2,722,475	\$0	\$2,722,475
2026-27	\$4,857,645	\$4,760,759	\$0	\$4,760,759
2027-28	\$4,901,620	\$4,804,734	\$0	\$4,804,734
2028-29	\$5,212,569	\$5,115,683	\$0	\$5,115,683
2029-30	\$5,260,544	\$5,163,658	\$0	\$5,163,658
2030-31	\$5,591,539	\$5,494,653	\$0	\$5,494,653
2031-32	\$5,639,514	\$5,542,628	\$0	\$5,542,628
2032-33	\$5,987,220	\$5,890,334	\$0	\$5,890,334
2033-34	\$6,035,194	\$5,938,308	\$0	\$5,938,308
2034-35	\$6,400,301	\$6,303,415	\$0	\$6,303,415
2035-36	\$6,448,276	\$6,351,390	\$0	\$6,351,390

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	87.41%	-3.69%	83.72%	15.08%	0.00%	1.20%
2026-27	116.16%	-35.50%	80.66%	18.19%	0.00%	0.69%
2027-28	116.38%	-35.54%	80.84%	18.02%	0.00%	0.68%
2028-29	114.89%	-33.71%	81.18%	17.77%	0.00%	0.64%
2029-30	115.01%	-33.66%	81.35%	17.61%	0.00%	0.63%
2030-31	113.53%	-31.86%	81.67%	17.38%	0.00%	0.60%
2031-32	113.66%	-31.83%	81.83%	17.23%	0.00%	0.59%
2032-33	112.28%	-30.17%	82.11%	17.02%	0.00%	0.56%
2033-34	112.41%	-30.16%	82.25%	16.88%	0.00%	0.55%
2034-35	111.11%	-28.61%	82.50%	16.70%	0.00%	0.52%
2035-36	111.24%	-28.61%	82.63%	16.57%	0.00%	0.52%

**NOTE:** Total Taxable Valuation will be lower than the Total Assessed valuation because:  
1) Ag Land and Ag Building values are excluded, and  
2) the Gas and Electric Utility rollback is not affected by the proposed legislation and is less than 100%.

CITY OF WESTPHALIA, IOWA

Estimated ACGFL Tax Rates & Revenues

Under Proposed HSB 328/SSB 1227

ACGFL RATES & REVENUES - Proposed HSB 328/SSB 1227			
Taxable Non-TIF			
Fiscal Year	Valuation	ACGFL Rate	Total Revenues
2025-26	\$2,722,475	\$8.10000	\$22,052
2026-27	\$4,760,759	\$4.78670	\$22,788
2027-28	\$4,804,734	\$4.84954	\$23,301
2028-29	\$5,115,683	\$4.70256	\$24,057
2029-30	\$5,163,658	\$4.75995	\$24,579
2030-31	\$5,494,653	\$4.61448	\$25,355
2031-32	\$5,542,628	\$4.66687	\$25,867
2032-33	\$5,890,334	\$4.52661	\$26,663
2033-34	\$5,938,308	\$4.57451	\$27,165
2034-35	\$6,303,415	\$4.43918	\$27,982
2035-36	\$6,351,390	\$4.48305	\$28,474

CITY OF WESTPHALIA, IOWA

Estimated ACGFL Tax Rates & Revenues

Under Current HF 718/SF 2442

ACGFL RATES & REVENUES - Existing HF 718/SF 2442			
Taxable Non-TIF			
Fiscal Year	Valuation	ACGFL Rate	Total Revenues
2025-26	\$2,722,475	\$8.10000	\$22,052
2026-27	\$2,793,012	\$8.10000	\$22,623
2027-28	\$2,872,260	\$8.01980	\$23,035
2028-29	\$2,996,748	\$8.01980	\$24,033
2029-30	\$3,080,227	\$8.01980	\$24,703
2030-31	\$3,211,735	\$8.01980	\$25,757
2031-32	\$3,299,659	\$8.01980	\$26,463
2032-33	\$3,438,555	\$8.01980	\$27,577
2033-34	\$3,531,169	\$8.01980	\$28,319
2034-35	\$3,677,848	\$8.01980	\$29,496
2035-36	\$3,775,388	\$8.01980	\$30,278

IMPACT OF PROPOSED HSB 328/SSB 1227 vs. CURRENT HF 718/SF 2442			
Taxable Non-TIF			
Fiscal Year	Valuation	ACGFL Rate	Total Revenues
2025-26	\$0	\$0.00000	\$0
2026-27	\$1,967,747	(\$3.31330)	\$165
2027-28	\$1,932,474	(\$3.17026)	\$266
2028-29	\$2,118,935	(\$3.31724)	\$23
2029-30	\$2,083,431	(\$3.25985)	-\$124
2030-31	\$2,282,918	(\$3.40532)	-\$403
2031-32	\$2,242,969	(\$3.35293)	-\$596
2032-33	\$2,451,778	(\$3.49319)	-\$913
2033-34	\$2,407,139	(\$3.44529)	-\$1,154
2034-35	\$2,625,567	(\$3.58062)	-\$1,514
2035-36	\$2,576,002	(\$3.53675)	-\$1,804

CITY OF WESTPHALIA, IOWA  
Estimated Tax Bill - **ACFGL Portion ONLY**  
*Change between FY 2026 and FY 2031*

Commerical Valuation		Commercial Tax Bill		Industrial Valuation		Industrial Tax Bill		Residential Valuation		Residential Homestead - Non Senio		Residential Homestead - Senior		Residential Non-Homestead	
FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031
\$50,000	\$61,740	\$192	\$285	\$50,000	\$51,515	\$192	\$238	\$50,000	\$58,947	\$173	\$41	\$148	\$41	\$192	\$272
\$100,000	\$123,480	\$384	\$570	\$100,000	\$103,030	\$384	\$475	\$100,000	\$117,894	\$366	\$313	\$341	\$313	\$384	\$544
\$150,000	\$185,220	\$576	\$855	\$150,000	\$154,545	\$576	\$713	\$150,000	\$176,842	\$558	\$585	\$533	\$585	\$576	\$816
\$200,000	\$246,960	\$941	\$1,140	\$200,000	\$206,060	\$941	\$951	\$200,000	\$235,789	\$750	\$857	\$725	\$857	\$768	\$1,088
\$250,000	\$308,700	\$1,305	\$1,424	\$250,000	\$257,575	\$1,305	\$1,189	\$250,000	\$294,736	\$942	\$1,129	\$917	\$1,129	\$960	\$1,360
\$300,000	\$370,440	\$1,670	\$1,709	\$300,000	\$309,090	\$1,670	\$1,426	\$300,000	\$353,683	\$1,134	\$1,401	\$1,109	\$1,401	\$1,153	\$1,632
\$400,000	\$493,920	\$2,399	\$2,279	\$400,000	\$412,120	\$2,399	\$1,902	\$400,000	\$471,578	\$1,518	\$1,945	\$1,493	\$1,945	\$1,537	\$2,176
\$500,000	\$617,400	\$3,128	\$2,849	\$500,000	\$515,151	\$3,128	\$2,377	\$500,000	\$589,472	\$1,902	\$2,489	\$1,877	\$2,489	\$1,921	\$2,720
\$600,000	\$740,880	\$3,857	\$3,419	\$600,000	\$618,181	\$3,857	\$2,853	\$600,000	\$707,366	\$2,287	\$3,033	\$2,262	\$3,033	\$2,305	\$3,264
\$700,000	\$864,360	\$4,586	\$3,989	\$700,000	\$721,211	\$4,586	\$3,328	\$700,000	\$825,261	\$2,671	\$3,577	\$2,646	\$3,577	\$2,689	\$3,808
\$800,000	\$987,840	\$5,315	\$4,558	\$800,000	\$824,241	\$5,315	\$3,803	\$800,000	\$943,155	\$3,055	\$4,121	\$3,030	\$4,121	\$3,074	\$4,352
\$900,000	\$1,111,320	\$6,044	\$5,128	\$900,000	\$927,271	\$6,044	\$4,279	\$900,000	\$1,061,050	\$3,439	\$4,665	\$3,414	\$4,665	\$3,458	\$4,896
\$1,000,000	\$1,234,800	\$6,773	\$5,698	\$1,000,000	\$1,030,301	\$6,773	\$4,754	\$1,000,000	\$1,178,944	\$3,823	\$5,209	\$3,798	\$5,209	\$3,842	\$5,440
\$2,000,000	\$2,469,600	\$14,063	\$11,396	\$2,000,000	\$2,060,602	\$14,063	\$9,509	\$2,000,000	\$2,357,888	\$7,665	\$10,650	\$7,640	\$10,650	\$7,684	\$10,880
\$3,000,000	\$3,704,400	\$21,353	\$17,094	\$3,000,000	\$3,090,903	\$21,353	\$14,263	\$3,000,000	\$3,536,832	\$11,507	\$16,090	\$11,482	\$16,090	\$11,526	\$16,321
\$4,000,000	\$4,939,200	\$28,643	\$22,792	\$4,000,000	\$4,121,204	\$28,643	\$19,017	\$4,000,000	\$4,715,776	\$15,349	\$21,530	\$15,324	\$21,530	\$15,368	\$21,761
\$5,000,000	\$6,174,000	\$35,933	\$28,490	\$5,000,000	\$5,151,505	\$35,933	\$23,772	\$5,000,000	\$5,894,720	\$19,191	\$26,970	\$19,166	\$26,970	\$19,210	\$27,201
\$6,000,000	\$7,408,800	\$43,223	\$34,188	\$6,000,000	\$6,181,806	\$43,223	\$28,526	\$6,000,000	\$7,073,664	\$23,033	\$32,411	\$23,008	\$32,411	\$23,052	\$32,641
\$7,000,000	\$8,643,600	\$50,513	\$39,886	\$7,000,000	\$7,212,107	\$50,513	\$33,280	\$7,000,000	\$8,252,608	\$26,875	\$37,851	\$26,850	\$37,851	\$26,894	\$38,081
\$8,000,000	\$9,878,400	\$57,803	\$45,584	\$8,000,000	\$8,242,408	\$57,803	\$38,034	\$8,000,000	\$9,431,552	\$30,717	\$43,291	\$30,692	\$43,291	\$30,736	\$43,522
\$9,000,000	\$11,113,200	\$65,093	\$51,282	\$9,000,000	\$9,272,709	\$65,093	\$42,789	\$9,000,000	\$10,610,496	\$34,559	\$48,731	\$34,534	\$48,731	\$34,578	\$48,962
\$10,000,000	\$12,348,000	\$72,383	\$56,980	\$10,000,000	\$10,303,010	\$72,383	\$47,543	\$10,000,000	\$11,789,440	\$38,401	\$54,171	\$38,376	\$54,171	\$38,420	\$54,402
\$15,000,000	\$18,522,000	\$108,833	\$85,469	\$15,000,000	\$15,454,515	\$108,833	\$71,315	\$15,000,000	\$17,684,160	\$57,611	\$81,372	\$57,586	\$81,372	\$57,629	\$81,603
\$20,000,000	\$24,696,000	\$145,283	\$113,959	\$20,000,000	\$20,606,020	\$145,283	\$95,086	\$20,000,000	\$23,578,880	\$76,821	\$108,574	\$76,796	\$108,574	\$76,839	\$108,804
\$25,000,000	\$30,870,000	\$181,733	\$142,449	\$25,000,000	\$25,757,525	\$181,733	\$118,858	\$25,000,000	\$29,473,600	\$96,030	\$135,775	\$96,005	\$135,775	\$96,049	\$136,005
\$30,000,000	\$37,044,000	\$218,183	\$170,939	\$30,000,000	\$30,909,030	\$218,183	\$142,629	\$30,000,000	\$35,368,320	\$115,240	\$162,976	\$115,215	\$162,976	\$115,259	\$163,206
\$35,000,000	\$43,218,000	\$254,633	\$199,429	\$35,000,000	\$36,060,535	\$254,633	\$166,401	\$35,000,000	\$41,263,040	\$134,450	\$190,177	\$134,425	\$190,177	\$134,469	\$190,407
\$40,000,000	\$49,392,000	\$291,083	\$227,918	\$40,000,000	\$41,212,040	\$291,083	\$190,172	\$40,000,000	\$47,157,760	\$153,660	\$217,378	\$153,635	\$217,378	\$153,678	\$217,609
\$45,000,000	\$55,566,000	\$327,533	\$256,408	\$45,000,000	\$46,363,545	\$327,533	\$213,944	\$45,000,000	\$53,052,480	\$172,870	\$244,579	\$172,845	\$244,579	\$172,888	\$244,810
\$50,000,000	\$61,740,000	\$363,983	\$284,898	\$50,000,000	\$51,515,050	\$363,983	\$237,715	\$50,000,000	\$58,947,200	\$192,079	\$271,780	\$192,054	\$271,780	\$192,098	\$272,011

CITY OF WESTPHALIA, IOWA  
Estimated Tax Bill - ACFGL Portion ONLY  
Change between FY 2026 and FY 2031

	Commercial		Industrial		Residential Homestead - Non Senior		Residential Homestead - Senior		Residential Non-Homestead	
FY 2026 Valuation	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %
\$50,000	\$93	48.31%	\$46	23.75%	(\$132)	(76.20%)	(\$107)	(72.20%)	\$80	41.60%
\$100,000	\$186	48.31%	\$91	23.75%	(\$52)	(14.30%)	(\$27)	(8.01%)	\$160	41.60%
\$150,000	\$278	48.31%	\$137	23.75%	\$28	4.96%	\$53	9.88%	\$240	41.60%
\$200,000	\$199	21.13%	\$10	1.07%	\$108	14.35%	\$133	18.29%	\$320	41.60%
\$250,000	\$119	9.13%	(\$117)	(8.94%)	\$187	19.90%	\$212	23.17%	\$400	41.60%
\$300,000	\$40	2.37%	(\$244)	(14.58%)	\$267	23.58%	\$292	26.36%	\$479	41.60%
\$400,000	(\$120)	(4.99%)	(\$497)	(20.72%)	\$427	28.14%	\$452	30.28%	\$639	41.60%
\$500,000	(\$279)	(8.91%)	(\$751)	(24.00%)	\$587	30.86%	\$612	32.60%	\$799	41.60%
\$600,000	(\$438)	(11.36%)	(\$1,004)	(26.04%)	\$747	32.66%	\$772	34.13%	\$959	41.60%
\$700,000	(\$597)	(13.02%)	(\$1,258)	(27.43%)	\$907	33.95%	\$932	35.21%	\$1,119	41.60%
\$800,000	(\$756)	(14.23%)	(\$1,511)	(28.44%)	\$1,067	34.91%	\$1,091	36.02%	\$1,279	41.60%
\$900,000	(\$916)	(15.15%)	(\$1,765)	(29.20%)	\$1,226	35.66%	\$1,251	36.65%	\$1,438	41.60%
\$1,000,000	(\$1,075)	(15.87%)	(\$2,018)	(29.80%)	\$1,386	36.26%	\$1,411	37.15%	\$1,598	41.60%
\$2,000,000	(\$2,667)	(18.96%)	(\$4,554)	(32.38%)	\$2,984	38.93%	\$3,009	39.39%	\$3,197	41.60%
\$3,000,000	(\$4,259)	(19.95%)	(\$7,090)	(33.20%)	\$4,583	39.82%	\$4,608	40.13%	\$4,795	41.60%
\$4,000,000	(\$5,851)	(20.43%)	(\$9,626)	(33.61%)	\$6,181	40.27%	\$6,206	40.50%	\$6,393	41.60%
\$5,000,000	(\$7,443)	(20.71%)	(\$12,161)	(33.84%)	\$7,779	40.54%	\$7,804	40.72%	\$7,991	41.60%
\$6,000,000	(\$9,035)	(20.90%)	(\$14,697)	(34.00%)	\$9,377	40.71%	\$9,402	40.87%	\$9,590	41.60%
\$7,000,000	(\$10,627)	(21.04%)	(\$17,233)	(34.12%)	\$10,976	40.84%	\$11,001	40.97%	\$11,188	41.60%
\$8,000,000	(\$12,219)	(21.14%)	(\$19,768)	(34.20%)	\$12,574	40.93%	\$12,599	41.05%	\$12,786	41.60%
\$9,000,000	(\$13,811)	(21.22%)	(\$22,304)	(34.27%)	\$14,172	41.01%	\$14,197	41.11%	\$14,384	41.60%
\$10,000,000	(\$15,403)	(21.28%)	(\$24,840)	(34.32%)	\$15,770	41.07%	\$15,795	41.16%	\$15,983	41.60%
\$15,000,000	(\$23,363)	(21.47%)	(\$37,518)	(34.47%)	\$23,762	41.25%	\$23,787	41.31%	\$23,974	41.60%
\$20,000,000	(\$31,324)	(21.56%)	(\$50,197)	(34.55%)	\$31,753	41.33%	\$31,778	41.38%	\$31,965	41.60%
\$25,000,000	(\$39,284)	(21.62%)	(\$62,875)	(34.60%)	\$39,744	41.39%	\$39,769	41.42%	\$39,956	41.60%
\$30,000,000	(\$47,244)	(21.65%)	(\$75,554)	(34.63%)	\$47,736	41.42%	\$47,760	41.45%	\$47,948	41.60%
\$35,000,000	(\$55,204)	(21.68%)	(\$88,232)	(34.65%)	\$55,727	41.45%	\$55,752	41.47%	\$55,939	41.60%
\$40,000,000	(\$63,164)	(21.70%)	(\$100,911)	(34.67%)	\$63,718	41.47%	\$63,743	41.49%	\$63,930	41.60%
\$45,000,000	(\$71,125)	(21.72%)	(\$113,589)	(34.68%)	\$71,709	41.48%	\$71,734	41.50%	\$71,921	41.60%
\$50,000,000	(\$79,085)	(21.73%)	(\$126,268)	(34.69%)	\$79,701	41.49%	\$79,726	41.51%	\$79,913	41.60%